

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 11, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
William Seitz, Secretary
Frank Lau, Member
Steve Cochran, Member
Steve Howard, Member
Malvin Wells, Member
Dari Jenkins, Planning & Zoning Administrator
Amy Doss, Development Planner
Meghan Dorsett, Comprehensive Planner
Brea Hopkins, Zoning Technician

Absent: Walt Haynes, Vice Chair
David Moore, Member
Bryan Rice, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried the agenda was approved as presented.

PUBLIC HEARING:

A request by William W. & Mary T. Peterman for rezoning of approximately 19.038 acre tract(s) from Rural Residential (R-R) to Agriculture (A-1), with possible proffered conditions, to allow agricultural uses with a maximum density of four (4) dwelling units. The property is located to the southeast of the Mud Pike and Seven Mile Tree Road intersection, and is identified as Tax Parcel No(s). 104-A-75E, (Acct No. 120045), in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

Mr. Miller introduced the request.

Mrs. Doss stated the owner was requesting to rezone property to Agriculture (A-1), which would allow fewer dwellings than the existing Rural Residential (R-R) zoning district. She reviewed the maps and photos of the property. The property would be used for grazing livestock. Livestock grazing is allowed in a Rural Residential zoning district; however, the number of animals would be limited. Since there are not any lot assignments in Rural Residential and the property is proposed to be rezoned to Agriculture

(A-1) a lot assignment designation has to be assigned. Based on a previous plat there were two lot assignments remaining prior to the previous rezoning. The Planning Commission can reinstate the two lot assignments otherwise there would be no lot assignments remaining on the property. The property lies in an area designated as rural in the comprehensive plan.

Mr. Wells noted the two lot assignments should be given to the property.

Mr. Miller opened the public hearing.

Mr. Ned Peterman stated the family would like to rezone the property to allow the continuation of an agriculture use. The property was recently acquired and has a historical value. The last battle fought in Virginia during the civil war was on this property. The family would prefer to keep the two lot assignments that were with the property when it was originally zoned Agriculture. The goal is to control, preserve, and restore the area.

There being no further comments, Mr. Miller closed the public hearing.

On a motion by Mr. Howard, second by Mr. Wells, and carried by a 6-0 vote (Moore, Haynes, Rice absent) the Planning Commission recommended approval of the request by William W. & Mary T. Peterman for rezoning of approximately 19.038 acre tract(s) from Rural Residential (R-R) to Agriculture (A-1), to allow agricultural uses with a maximum density of four (4) dwelling units. The Planning Commission also made a recommendation to reinstate two (2) lot assignments accompanying the parcel prior the rezoning to Residential (R-R).

A request by Dale W. Alderman for a special use permit on 3.807 acres in an Agriculture (A-1) zoning district to allow a contractor's storage yard. The property is located at 2980 Pilot Road, identified as Tax Parcel No(s). 108-A-25A (Acct # 000474) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

Mr. Miller introduced the request.

Mrs. Doss reviewed the request for a special use permit to allow a contractor's storage yard on approximately 3.8 acres. She reviewed maps, video, and photos of the property. She noted there were endangered species in the area which is believed to be the Roanoke Log Perch. The proposed structure would be visible from Pilot Road. A landscape plan has not been submitted. Approval from VDOT for the entrance has been obtained. The adjoining properties are zoned Agriculture (A-1) and are rural in nature. The property has a stream running through it and is very low lying but is not included in the floodplain. Staff has reviewed the request and does not feel that the use is compatible with the existing neighborhood and is concerned that a landscape plan to buffer the site has not been submitted. A couple of adjoining property owners have contacted the office regarding concerns.

Ms. Jenkins discussed the concerns that staff had and the discrepancy of the comprehensive plan report.

Mr. Miller opened the public hearing.

Mr. Alderman stated that this land has been in his family for years. A house was previously located in the exact location of the proposed structure. The garage would be used to store a few contracting tools but it would also be used for personal items as well. The land does flood but will not reach the elevation

of the building. He noted he was willing to provide additional landscaping. Some of the material currently sitting on the site is for the building construction.

Mr. Cochran asked if the applicant had prepared a landscaping plan.

Mr. Alderman stated he had but it is not professional. He noted he was willing to put some extra trees or stone on the property.

Ms. Deloris Hill, 2974 Pilot Road, stated she opposed the request because of traffic safety concerns, noise, storm water flooding, pollution of ground water, and decreased property value.

Ms. Ramona Kroll, Declaration Lane stated that the property is at the entrance to Declaration Lane and the proposed use would greatly reduce the value of the homes. The property is swampy. She noted she was also concerned about the storage of harmful material, traffic safety, heavy equipment, damage to existing roads. An environmental study and traffic study should be performed prior to approving the proposed use.

Mr. Miller closed the public hearing

Mr. Howard stated VDOT had approved the driveway for the proposed use.

Mr. Seitz noted he would like the staff to be comfortable with the request prior to making a recommendation. It would be possible to table the request for a week to allow staff to review the landscape plan and determine the exact location of the structure.

Mr. Wells noted another visit to the site would be beneficial.

Mr. McMahon stated that staff could also look at other requirements which could be placed as conditions to mitigate the impact to adjoining owners.

On a motion by Mr. Seitz, seconded by Mr. Cochran and carried by a 6-0 vote (Moore, Haynes, Rice absent) the Planning Commission tabled the Dale Alderman request for a special use permit to allow a contractors storage yard in order to allow staff the opportunity to review a landscape plan and meet with the applicant to discuss possible changes to the request.

Ms. Jenkins stated another site visit would be scheduled.

MEETING ADJOURNED:

There being no further business, the meeting was adjourned.